

extension of his debts or if his assets should be seized under attachment or other process which should not be vacated within fifteen (15) days, then in any one of such above events, the Lessor may at his option, after giving fifteen (15) days notice, either declare the rental for the entire term immediately due and payable and proceed to collect the same, or declare this lease terminated and take immediate possession of the premises, collecting rents up to the time of such retaking. In the event that the lessor declares said lease terminated and collects the entire rental, said lessor must make every effort to release the same in order to minimize the loss to the lessee.

12. That no waiver of any condition or covenant herein shall be implied as a result of the failure of the lessor to enforce the same at any particular time.

13. Notice to either party shall be given pursuant to written registered mail addressed to either party at its address in Greenville, South Carolina, or to such other address as may be furnished from time to time.

14. In the event that the leased premises or any substantial part of the present building be destroyed or so damaged by fire or other casualty, during the term of this lease to an extent of less than fifty (50%) per cent of the value thereof, the lessor shall repair, restore and make fit for occupancy the demised premises for the lessee within a reasonable time thereafter, and the rent, or a fair and just proportion thereof, according to the nature and extent of the damages, shall be suspended and cease to be payable until the premises or building is repaired, restored and made fit for occupancy and use to the full extent. In the event of such fire or casualty, wherein the leased premises are damaged to an extent in excess of fifty (50%) per cent, then either party shall have the right to terminate this lease upon giving the other party written